



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## Site Plans and Subdivisions

### RESULTS

### 9/7/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

#### # 1 NABORS DRIVE

##### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION  
Address: NABORS DRIVE  
Location: JAMES ISLAND  
TMS#: 4281600013  
Acres: 6.549  
# Lots (for subdiv): 2  
# Units (multi-fam./Concept Plans):  
Zoning: DR-9

☐ new BP approval tracking

City Project ID #: 170627-NaborsDr-1  
City Project ID Name: TRC\_PP:NaborsDrive[2lots]

Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: JAMES ISLAND PLANTATION SERVICES CO,  
Applicant: PARKER LAND SURVEYING, INC.  
Contact: CRAIG BAUMER

843-554-7777  
cbaumer@plssc.com

Misc notes: Preliminary subdivision plat for a 2 lot + easement subdivision.

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#### # 2 STONO PARK ELEMENTARY SCHOOL

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 1699 GARDEN STREET  
Location: WEST ASHLEY  
TMS#: 3501100106  
Acres: 4.9  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: SR-1 (S)

☐ new BP approval tracking

City Project ID #: 170510-1699GardenSt-1  
City Project ID Name: TRC\_SP:StonoParkElementarySchool

Submittal Review #: 1ST REVIEW  
Board Approval Required: BZA-Z

Owner: CHARLESTON COUNTY SCHOOL DISTRICT 10  
Applicant: CYPRESS ENGINEERING  
Contact: WILL ROGAN

843-225-5151  
willr@cypresseng.com

Misc notes: Construction plans for a new 75,000 sf elementary school and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

#### # 3 BEES FERRY RETAIL CENTER

##### SITE PLAN

Project Classification: SITE PLAN  
Address: 2060 BEES FERRY ROAD  
Location: WEST ASHLEY  
TMS#: 3580000099  
Acres: 3.027  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: LB

☐ new BP approval tracking

City Project ID #: 150130-Bees FerryRd-1  
City Project ID Name: TRC\_SP:BeesFerryRetailCenter

Submittal Review #: 5TH REVIEW  
Board Approval Required: DRB

Owner: WILLCO PROPERTIES, LLC  
Applicant: CONNOR ENGINEERING, INC.  
Contact: WILL CONNOR


843-224-5637  
connoreng@live.com

Misc notes: Site plans for a new retail center and associated improvements

**RESULTS:** Revise and resubmit to TRC.

**#4 DANIEL ISLAND, PARCEL FF, PHASE 2 (PLAT)  
PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: RHODEN'S ISLAND DRIVE  
Location: DANIEL ISLAND  
TMS#: 2750000092  
Acres: 25.98  
# Lots (for subdiv): 28  
# Units (multi-fam./Concept Plans): 28  
Zoning: DI-RI

 new BP approval tracking

City Project ID #: TRC-SUB2017-000038  
City Project ID Name: TRC-SUB2017-000037

Submittal Review #: 1ST REVIEW  
Board Approval Required: PC, BZA-SD


Owner: DANIEL ISLAND ASSOCIATES, LLC  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229  
Contact: BRIAN RILEY riley.b@thomasandhutton.com

Misc notes: Revised preliminary subdivision plat for Daniel Island, Parcel FF, Phase 2

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

**#5 DANIEL ISLAND, PARCEL FF, PHASE 2 (ROADS)  
ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: RHODEN'S ISLAND DRIVE  
Location: DANIEL ISLAND  
TMS#: 2750000092  
Acres: 25.98  
# Lots (for subdiv): 28  
# Units (multi-fam./Concept Plans): 28  
Zoning: DI-RI

 new BP approval tracking

City Project ID #: TRC-SUB2017-000038  
City Project ID Name: TRC-SUB2017-000038

Submittal Review #: 1ST REVIEW  
Board Approval Required: PC, BZA-SD


Owner: DANIEL ISLAND ASSOCIATES, LLC  
Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5229  
Contact: BRIAN RILEY riley.b@thomasandhutton.com

Misc notes: Revised road construction plans for Daniel Island, Parcel FF, Phase 2

**RESULTS:** Revise and resubmit to TRC.

**#6 AVALON AT JAMES ISLAND  
SITE PLAN**

Project Classification: SITE PLAN  
Address: MAYBANK HIGHWAY  
Location: JAMES ISLAND  
TMS#: 4240000001  
Acres: 10.57  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 273  
Zoning: PUD (MAYBANK)

 new BP approval tracking

City Project ID #: 160614-MaybankHwy-1  
City Project ID Name: TRC\_SP:MaybankHwyDevelopment

Submittal Review #: 2ND REVIEW  
Board Approval Required: DRB, BZA-SD


Owner: CORE PROPERTY CAPITAL  
Applicant: STANTEC CONSULTING SERVICES, INC. 843-740-7700  
Contact: JOSH LILLY josh.lilly@stantec.com

Misc notes: Construction plans for a mixed-use development.

**RESULTS:** Revise and resubmit to TRC.

**#7 8 1/2 STATE STREET  
PRELIMINARY SUBDIVISION PLAT**

Project Classification: MINOR SUBDIVISION  
Address: 8 1/2 STATE STREET  
Location: PENINSULA  
TMS#: 4580903026  
Acres: 0.04  
# Lots (for subdiv): 2  
# Units (multi-fam./Concept Plans): 2  
Zoning: LB

 new BP approval tracking

City Project ID #: TRC-SUB2017-000039  
City Project ID Name: TRC-SUB2017-000039

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: WF CHARLESTON, LLC  
Applicant: LS3P 843.958.5419  
Contact: STVE RAMOS stephenramos@ls3p.com

Misc notes: Preliminary subdivision plat to create 2 lots.

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**#8 CHARLESTON DISTILLERY CO.**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 3548 MEEKS FARM ROAD  
Location: JOHNS ISLAND  
TMS#: 3130000297  
Acres: 1.54  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: BP

☐ new BP approval tracking

City Project ID #: 170425-3548Meeks FarmRd-1  
City Project ID Name: TRC\_SP:Charleston Distillery  
  
Submittal Review #: 2ND REVIEW  
Board Approval Required:

Owner: STEPHEN HEILMAN  
Applicant: JMT, INC.  
Contact: RYAN MATTIE

843-779-3705  
rmattie@jmt.com

Misc notes: Construction plans for a new distillery and associated improvements.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#9 CCSD WEST ASHLEY CAMPUS**

**SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: SANDERS ROAD  
Location: WEST ASHLEY  
TMS#: 3060000011  
Acres: 126.17  
# Lots (for subdiv): 3  
# Units (multi-fam./Concept Plans):  
Zoning: SR-1, DR-6

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000040  
City Project ID Name: TRC-SUB2017-000040  
  
Submittal Review #: 1ST REVIEW  
Board Approval Required: PC, BZA-SD

Owner: CHARLESTON COUNTY SCHOOL DISTRICT  
Applicant: ADC ENGINEERING, INC.  
Contact: CHRIS COOK

843-566-0161  
chrisc@adcengineering.com

Misc notes: Subdivision concept plan to create 3 lots and a new public road.

**RESULTS:** Revise and resubmit to TRC.

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**#10 203 ASHLEY AVENUE RESIDENCES**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 203 ASHLEY AVENUE  
Location: PENINSULA  
TMS#: 4601104004  
Acres: 0.158  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 4  
Zoning: DR-2F

☐ new BP approval tracking

City Project ID #: 170321-AshleyAve-1  
City Project ID Name: TRC\_SP:203AshleyAvenueResidences2017  
  
Submittal Review #: 2ND REVIEW  
Board Approval Required: BAR

Owner: ASHLEY AVENUE PROPERTIES, LLC  
Applicant: MATT CLINE  
Contact: MATT CLINE

843-991-7239  
matt@clineeng.com

Misc notes: Construction plans for a 4 unit multi-family development (new layout).

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#11 828 SAINT ANDREWS BOULEVARD DQ**

**SITE PLAN**

Project Classification: SITE PLAN  
Address: 828 SAINT ANDREWS BOULEVARD  
Location: WEST ASHLEY  
TMS#: 4181100005, 006, 007  
Acres: 0.75  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000032  
City Project ID Name: TRC-SP2017-000032  
  
Submittal Review #: PRE-APP  
Board Approval Required: DRB

Owner: WD SAINT ANDREWS, LLC  
Applicant: MATT CLINE  
Contact: MATT CLINE

843-991-7239  
matt@clineeng.com

Misc notes: Construction plans for a new restaurant with a drive-thru and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

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**# 12 TIME TO SHINE SAVANNAH HIGHWAY****SITE PLAN**

Project Classification: SITE PLAN  
Address: 2209 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 3100700009  
Acres: 1.07  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000030  
City Project ID Name: TRC-SP2017-000030  
  
Submittal Review #: PRE-APP  
Board Approval Required: DRB, BZA-SD  
  
Owner: TIME TO SHINE CAR WASH, INC.  
Applicant: EARTHSOURCE ENGINEERING  
Contact: AMIE HUNT

843-881-0525

hunta@earthsourceeng.com

Misc notes: Construction plans for new car wash and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

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**# 13 HOME 2 SUITES HOTEL****SITE PLAN**

Project Classification: SITE PLAN  
Address: 160 FAIRCHILD STREET  
Location: DANIEL ISLAND  
TMS#: 2750000251  
Acres: 2.5  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: DI-GO

☐ new BP approval tracking

City Project ID #: 160519-FairchildSt-1  
City Project ID Name: TRC\_SP:Home2SuitesHotel-DanielsIsland  
  
Submittal Review #: 2ND REVIEW  
Board Approval Required: BZA-Z  
  
Owner: DANIEL ISLAND VENTURES III  
Applicant: EARTHSOURCE ENGINEERING  
Contact: GILES BRANCH

843-881-0525

branchgn@earthsourceeng.com

Misc notes: Construction plans for a new hotel and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

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**# 14 AAA GO CLEAN CAR WASH****SITE PLAN**

Project Classification: SITE PLAN  
Address: 1109 SAVANNAH HIGHWAY  
Location: WEST ASHLEY  
TMS#: 3490800006, 012, 014  
Acres: 1.26  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000031  
City Project ID Name: TRC-SP2017-000031  
  
Submittal Review #: PRE-APP  
Board Approval Required: DRB  
  
Owner: MPV PROPERTIES, LLC  
Applicant: EMPIRE ENGINEERING, LLC  
Contact: THOMAS DURANTE

843-308-0800

tdurante@empireeng.com

Misc notes: Construction plans for a new car wash and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

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**# 15 FOLLY ROAD PUBLIC STORAGE****SITE PLAN**

Project Classification: SITE PLAN  
Address: 1439 FOLLY ROAD  
Location: JAMES ISLAND  
TMS#: 3340000050  
Acres: 6.868  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB

☐ new BP approval tracking

City Project ID #: 160308-1439FollyRd-1  
City Project ID Name: TRC\_SP:PublicStorageFollyRoad  
  
Submittal Review #: 3RD REVIEW  
Board Approval Required: DRB, BZA-SD  
  
Owner: PUBLIC STORAGE  
Applicant: STANTEC CONSULTING SERVICES, INC.  
Contact: JOSH LILLY

843-740-7700

josh.lilly@stantec.com

Misc notes: Construction plans for a new indoor storage facility and associated improvements.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**# 16 BISHOP GADSDEN CROQUET COURT****SITE PLAN**

Project Classification: SITE PLAN  
Address: 1 BISHOP GADSDEN WAY  
Location: JAMES ISLAND  
TMS#: 3370000088  
Acres: 9.7  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: DR-4

 new BP approval tracking

City Project ID #: 170719-CampRd-1  
City Project ID Name: TRC\_SP:BishopGadsdenCroquetCourt

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: THE EPISCOPAL CHURCH HOME  
Applicant: HUSSEY GAY BELL 843-849-7500  
Contact: JASON GEORGIADES jgeorgiades@husseygaybell.com

Misc notes: Construction plans for a new croquet court and pavillion and associated improvements.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**# 17 WOODBURY PARK, PHASES 3A & 3B****SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: HOLLYDALE COURT  
Location: JOHNS ISLAND  
TMS#: 3130000023 & 048  
Acres: 43.97  
# Lots (for subdiv): 34  
# Units (multi-fam./Concept Plans): 34  
Zoning: SR-1

 new BP approval tracking

City Project ID #: TRC-SUB2017-000041  
City Project ID Name: TRC-SUB2017-000041

Submittal Review #: 1ST REVIEW  
Board Approval Required: PC, BZA-SD

Owner: FIVE LAKES, LLC  
Applicant: HLA, INC. 843-763-1166  
Contact: RYAN WILLIAMS rwilliams@hlainc.com

Misc notes: Subdivision concept plan for a new 34 lot subdivision.

**RESULTS:** Revise and resubmit to TRC.

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**# 18 CENTRAL PARK CLUSTER DEVELOPMENT****SUBDIVISION CONCEPT PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: CENTRAL PARK ROAD  
Location: JAMES ISLAND  
TMS#: 3400300007  
Acres: 10.35  
# Lots (for subdiv): 40  
# Units (multi-fam./Concept Plans): 40  
Zoning: SR-1 (CLUSTER)

 new BP approval tracking

City Project ID #: 170606-Central ParkRd-1  
City Project ID Name: TRC\_CP:CentralParkClusterDevelopment[Concept]

Submittal Review #: 2ND REVIEW  
Board Approval Required: PC

Owner: LEVI GRANTHAM, LLC  
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 843-884-1667  
Contact: LES PHILIPS lphilips@seamonwhiteside.com


Misc notes: Subdivision concept plan for a proposed 40 lot Cluster Development and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

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**# 19 SWEETGRASS AT JAMES ISLAND****SITE PLAN**

Project Classification: SITE PLAN  
Address: 1743 CENTRAL PARK ROAD  
Location: JAMES ISLAND  
TMS#: 3400900026  
Acres: 5.80  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 128  
Zoning: GB

 new BP approval tracking

City Project ID #: 170221-Central ParkRd-1  
City Project ID Name: TRC\_SP:JamesIslandSelfApartments

Submittal Review #: 2ND REVIEW  
Board Approval Required: DRB

Owner: WHITE POINT PARTNERS  
Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC. 832-884-1667  
Contact: TREY LITTLE tlittle@seamonwhiteside.com

Misc notes: Construction plans for a 128 unit apartment development and associated improvements.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**# 20 AVENUE OF OAKS (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: 5TH AVENUE

Location: WEST ASHLEY

TMS#: 4180600028 &amp; 115

Acres: 10.48

# Lots (for subdiv): 41

# Units (multi-fam./Concept Plans): 41

Zoning: SR-1 (CLUSTER)

**Misc notes:** Preliminary subdivision plat for a proposed 41 lot subdivision and associated improvements.☐ new BP approval tracking

City Project ID #: 170517-5thAve-1

City Project ID Name: TRC\_PP:AvenueofOaks[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC, BZA-SD

Owner: LEVI GRANTHAM, LLC

Applicant: SEAMON, WHITESIDE &amp; ASSOCIATES, INC. 843-884-1667

Contact: LES PHILIPS lphilips@semonwhiteside.com

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**# 21 AVENUE OF OAKS (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: 5TH AVENUE

Location: WEST ASHLEY

TMS#: 4180600028 &amp; 115

Acres: 10.48

# Lots (for subdiv): 41

# Units (multi-fam./Concept Plans):

Zoning: SR-1 (CLUSTER)

**Misc notes:** Road construction plans for a proposed 41 lot subdivision and associated improvements.☐ new BP approval tracking

City Project ID #: 170517-5thAve-2

City Project ID Name: TRC\_RC:AvenueofOaks[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: LEVI GRANTHAM, LLC

Applicant: SEAMON, WHITESIDE &amp; ASSOCIATES, INC. 843-884-1667

Contact: LES PHILIPS lphilips@semonwhiteside.com

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

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**# 22 US FOODS CHEF'SSTORE****SITE PLAN**

Project Classification: SITE PLAN

Address: 649 MEETING STREET

Location: PENINSULA

TMS#: 4640000033

Acres: 9.04

# Lots (for subdiv):

# Units (multi-fam./Concept Plans):

Zoning: UP

**Misc notes:** Construction plans for new 59,000 square foot Chef'Store and associated improvements.☐ new BP approval tracking

City Project ID #: 170517-1510MeetingSt-1

City Project ID Name: TRC\_SP:USFoodsChefstore

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB

Owner: US FOODS, INC.

Applicant: HOYT + BERENYI 843-408-3546

Contact: KYLE HOYT khoyt@hoytberenyi.com

**RESULTS:** Revise and resubmit to TRC.

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**# 23 JOHNSTON POINT, PHASE 2 (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: MURRAY WOOD ROAD

Location: JOHNS ISLAND

TMS#: 3120000023 &amp; 024

Acres: 14.0

# Lots (for subdiv): 50

# Units (multi-fam./Concept Plans): 50

Zoning: SR-1 (CLUSTER)

**Misc notes:** Road construction plans for a new 50 lot Cluster Development and associated improvements.☐ new BP approval tracking

City Project ID #: 170606-Murray WoodRd-1

City Project ID Name: TRC\_RC:JohnstonPointePhase2[Roads]

Submittal Review #: 3RD REVIEW

Board Approval Required: PC, BZA-SD

Owner: KENNITH L GERVAIS

Applicant: THOMAS &amp; HUTTON ENGINEERING CO. 843-725-5222

Contact: EMILY SOTHERLUND sotherlund.e@thomasandhutton.com

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.